

ENT 142577 : 2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Aug 16 09:56 AM FEE 40.00 BY IP  
RECORDED FOR Parsons Behle & Latimer  
ELECTRONICALLY RECORDED

When Recorded Mail To:  
Parsons Behle & Latimer  
Attn: Jackie H. Pope  
201 South Main Street, Suite 1800  
Salt Lake City, Utah 84111

Mail Tax Notices To:  
CX Holdings Inc.  
1034 Kimball Lane  
Bancroft, Idaho 83217

Tax ID Nos: 26:025:0001, 26:025:0004, 26:025:0005,  
26:043:0035, 26:025:0006, 26:028:0049

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **WARRANTY DEED**

Crandall Farms, Inc., a Utah corporation ("Grantor"), hereby conveys and warrants to CX Holdings Inc., an Idaho corporation ("Grantee"), with an address of 1034 Kimball Lane, Bancroft, Idaho 83217, for good and valuable consideration, the real property situated in Utah County, Utah and described on the attached Exhibit A (the "Property").

Together with all improvements, easements, hereditaments, and appurtenances to the Property.

Subject to all real property taxes and assessments not yet due and payable; all existing patent reservations, easements, rights of way, reservations of oil, gas, mineral, hydrocarbon, geothermal, and carbon dioxide deposits and rights, and protective and restrictive covenants and other matters apparent or of record; all applicable zoning ordinances and building codes and other agreements, laws, rules, ordinances, and regulations; and all encroachments, overlaps, boundary line disputes, claims of easements, and other matters that would be disclosed by an accurate survey or inspection of the Property.

Grantor, for itself and its successors and assigns, does hereby covenant, warrant, and shall defend the quiet and peaceable possession of the Property by Grantee and Grantee's successors and assigns forever against the lawful claims of all persons, subject to the provisions of this instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this instrument this 16<sup>th</sup> day of August, 2021.

GRANTOR:

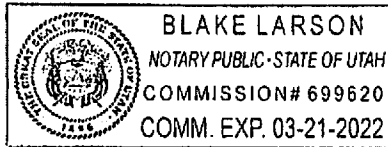
Crandall Farms, Inc.

By: Calvin V. Crandall  
Calvin V. Crandall, President

State of Utah            )  
                                  §  
County of Utah        )

On this 16 day of August, in the year 2021, personally appeared before me Calvin V. Crandall, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn, did say that he is the President of Crandall Farms, Inc., a Utah corporation, and that said document was signed by him on behalf of said corporation by authority of its bylaws or resolution of its board of directors, and said Calvin V. Crandall acknowledged to me that said corporation executed the same.

Witness my hand and official seal.



BL  
Notary Public  
Residing at: Springville  
My commission expires: 3-21-2022

**EXHIBIT A****Parcel 1 (Tax ID No. 26:025:0001)**

Commencing North 21.03 chains from the Southwest corner Section 4, T. 8S, R. 3E, SLB&M; North 71°00'00" East 1.4 chains; North 33°00'00" East 2.6 chains; North 62°00'00" West 1.42 chains; North 17°00'00" East 2.88 chains; North 02°00'00" West 1.6 chains; North 53°00'00" East 1.03 chains; North 70°00'00" West 1.66 chains; South 60°00'00" West 1.47 chains; South 7.4 chains to beginning.

**Parcel 2 (Tax ID No. 26:025:0004)**

Commencing at the West Quarter corner of Section 4, T. 8S, R. 3E, SLB&M; South 236.9 feet; East 365.5 feet; North 05°15'00" East 240 feet; West 389.4 feet to beginning.

**Parcel 3 (Tax ID No. 26:025:0005)**

Commencing North 1904.55 feet and West 12.55 feet from the Southwest corner of Section 3, T. 8S, R. 3E, SLB&M; N 551.98 feet; East 549.98 feet; North 05°30'00" East 623.68 feet; East 216.32 feet; North 04°00'58" East 4.24 feet; East 263.27 feet; North 1.82 feet; North 88°22'53" East 2.03 feet; South 516.2 feet; East 334.64 feet; South 08°07'00" West 100.18 feet; South 72°15'00" West 857.54 feet; South 54°30'00" West 518.09 feet; South 46°59'59" West 90 feet; North 70°00'00" West 110 feet to beginning.

**Parcel 4 (Tax ID No. 26:043:0035)**

Commencing South 1320 feet from the East Quarter corner Section 5, T. 8S, R. 3E, SLB&M; West 452.53 feet; North 1326.81 feet; South 89°08'19" East 452.58 feet; South 1320 feet to beginning.

**Parcel 5 (Tax ID No. 26:025:0006)**

Commencing North 1082.08 feet and East 456.43 feet from the West Quarter corner Section 4, T. 8S, R. 3E, SLB&M; East 201.95 feet; South 05°30'00" West 168.96 feet; South 89°00'00" East 229.78 feet; South 04°00'58" West 472.85 feet; West 20.33 feet; South 05°30'02" West 17.02 feet; North 89°00'00" West 221.75 feet; South 05°30'00" West 623.68 feet; West 197.99 feet; North 05°15'00" East 1283.66 feet; South 72°00'47" East 1.7 feet to beginning.

**Parcel 6 (Tax ID No. 26:028:0049)**

Commencing North 440.09 feet and East 1104.65 feet from the West Quarter corner of Section 4, T. 8S, R. 3E, SLB&M; North 88°22'50" East 20.93 feet; South 05°29'54" West 4.18 feet; North 88°22'48" East 251.68 feet; South 176.4 feet; East 111.48 feet; South 08°07'00" West 346.59 feet; West 334.64 feet; North 00°01'01" East 515.97 feet to beginning.